



BOARD OF ALDERMEN
Meeting Minutes

SEPTEMBER 14, 2026

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Mayor Stallmann at 7:00 p.m.

ROLL CALL

Present

Mayor Mark R. Stallmann
Alderman Michael Finley
Alderman Janet Rodriguez Judd
Alderman Lori A. Kelling
Alderman Tequila Gray
Alderman Frank Fleming
Alderman Mark Weaver
Alderman David Siegel
Alderman Jim Lehmkuhl
City Administrator Eric Sterman
City Attorney Kyle Cronin

Absent

The Pledge of Allegiance was recited.

MINUTES

The minutes from the August 10, 2026 Board of Aldermen meeting were submitted for approval.

A motion to approve as submitted was made by Alderman Frank Fleming and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the August 10, 2026 Board of Aldermen Public Works Committee Meeting were submitted for approval. A motion to amend the minutes was made by Alderman Michael Finley, changing the roll call, noting Alderman David Siegel as chairman and adding Mayor Stallmann as an ex-officio member, and removing himself from the list of absent non-committee members. A motion to approve the minutes as amended



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was made by Alderman Lori Kelling and seconded by Alderman Michael Finley. A voice vote was taken with unanimous affirmative result and the motion passed.

CITIZEN COMMENTS

Ron Birke, 413 Oakmont Circle, spoke to the Board regarding kids on electric scooters and wondered what the legal status was on those types of devices. The Board informed him a bill was passed at the last meeting and he was directed to the City's website for information.

Charles Bartels, 154 Log Hill Lane, spoke to the Board regarding what he believes is a lack of infrastructure in place for bike riders. He noted he believes lanes on Holloway Road should be narrowed to seven to eight feet instead of the required 13 feet per lane.

Karl McKay, 201 Robin Hill Lane, spoke to the Board of Aldermen about the Ballwin American Legion 611 baseball program. He noted kids who live in Ballwin are being placed on other nearby Legion teams according to American Legion rules. He asked for support from the Ballwin Board of Aldermen to lobby for a rule change to the American Legion. Alderman Michael Finley noted he will draft a letter of support and Board members can sign if they would like.

Lori Stringer, 347 Oakleigh Woods Drive, spoke to the Board about a good two years with the Ballwin Grows Native group. She noted there is a pollinator planting opportunity on Sunday at 10:30 at the old cabin off Holloway and Ballpark Drive.

OLD BUSINESS

BILL 5057 - AN ORDINANCE REPEALING AND READOPTING NEW SECTIONS 7-41, 7-43, 7-44, 7-46, 7-47, 7-48, AND 7-49 OF THE MUNICIPAL CODE OF THE CITY OF BALLWIN, MISSOURI PERTAINING TO THE ADOPTION OF CONSTRUCTION AND TECHNICAL CODES, AND STATING THE PENALTY FOR THE VIOLATION THEREOF.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to pull Bill 5057 off the table for discussion. A voice vote was taken with unanimous affirmative result and the motion passed.

Discussion:

Building Commissioner Seth Pecoraro noted there had only been a handful of comments in the 90 days the bill was open for review.



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A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5057. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Frank Fleming read Bill 5057, title only.

A roll call vote was taken for passage and approval of Bill 5057 with the following results:

Aye: Aldermen Judd, Finley, Gray, Kelling, Fleming, Weaver, Siegel, Lehmkuhl

Nay: None

Bill No. 5057 was approved and became Ordinance No. 26-18.

LEGISLATION

Bill 5062 - AN ORDINANCE APPROVING A LOT SPLIT PLAT FOR THE PROPERTY KNOWN AND NUMBERED AS 532 KINGRIDGE DRIVE IN THE CITY OF BALLWIN.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a first reading of Bill 5062, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5062, title only.

Discussion:

City Planner Lynn Sprick noted Bill 5062 was approved at the Planning & Zoning Commission meeting in August. She noted there is a condition that the easement follows the sidewalk.

Alderman Mark Weaver noted there were some neighbors that were concerned that a house would be built on the property, and had concerns about where the water was going to go.

City Planner Lynn Sprick noted the petitioner said they had no plans to build a house on this property, but that can change in the future if the petitioner sells the lot since it would meet the requirements for residential.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley for a second reading of Bill 5062, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Fleming read Bill 5062, title only.

A roll call vote was taken for passage and approval of Bill 5062 with the following results:

Aye: Aldermen Judd, Finley, Gray, Kelling, Fleming, Weaver, Siegel, Lehmkuhl

Nay: None

Bill No. 5062 was approved and became Ordinance No. 26-19.



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Bill 5063- AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF BALLWIN, MISSOURI OF AN AREA OF UNINCORPORATED LAND DESCRIBED HEREIN AND REFERRED TO AS “THE ARBORS AT BRIDLE PATH”, AND PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND A SIMPLIFIED BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST. LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION.

A motion was made by Alderman Michael Finley and seconded by Alderman Frank Fleming for a first reading of Bill 5063, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5063, title only.

Discussion:

Public Works Director Jim Link noted the streets are in excellent condition as the neighborhood is new. City Administrator Eric Sterman noted this was a citizen driven petition annexation, with 75% of signatures from the neighborhood and a vacant parcel and single family home. It will be submitted to the St. Louis County Boundary Commission for review, a hearing will be scheduled and it will be back before the Board sometime in the next three to six months if approved by the Board tonight.

A motion was made by Alderman Michael Finley and seconded by Alderman Lori Kelling for a second reading of Bill 5063, title only. A voice vote was taken with unanimous affirmative result and the motion passed. Alderman Finley read Bill 5063, title only.

A roll call vote was taken for passage and approval of Bill 5063 with the following results:

Aye: Aldermen Judd, Finley, Gray, Kelling, Fleming, Weaver, Siegel, Lehmkuhl

Nay: None

Bill No. 5063 was approved and became Ordinance No. 26-20.

CONSENT ITEMS

Administration – SUE Extension Inca Maya

Staff recommends the Board approve an extension for Inca Maya at 15270 Manchester Road with the conditions laid out in the report.

Discussion:

City Planner Lynn Sprick noted there are priority items that have to be the first ones worked on in this SUE extension. She noted the parking lot is to the point where there are code violations, which need to be addressed immediately. She also noted the signage from old businesses also needs to be removed.



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Tenant Jorge Flores noted the landlord is the one doing the patio in the parking lot, and this SUE extension would give the landlord the time to finish the work. He noted he would need six to eight weeks to finish.

Alderman David Siegel asked if there were repercussions for the property owner, whether there could be code violations.

City Planner Lynn Sprick noted there is an active building permit, a lot of times construction sites are a mess so the City has been giving them a grace period to fix the issues. She noted the building permit expires in October. Building Commissioner Seth Pecoraro noted the property owner has been notified of code enforcement potential.

City Planner Sprick noted the SUE is for the use of a restaurant, not for the property owner. She also noted she has been in contact with the property owner as well.

City Administrator Eric Sterman noted the code issues fall on the property owner, and it does not address what the property owner is obligated to provide the tenant.

Alderman Tequila Gray noted if this doesn't get resolved, she is in favor of citing the property owner for the code violations. Alderman Frank Fleming agreed.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

Administration – SUE Transfer Al Amani BBQ

Staff recommends approving a transfer with conditions from Al Amani BBQ to Al Jouri Bakery, located at 15069 Manchester Road.

A motion was made by Alderman Frank Fleming and seconded by Alderman Michael Finley to accept staff's recommendation. A voice vote was taken with unanimous affirmative result and the motion passed.

MAYOR'S REPORT

Mayor Mark Stallmann noted the St. Louis County Municipal League is hosting their meeting at the Ballwin Golf Course on September 24th and the Board is invited to attend.

He also congratulated the Ballwin Days committee for their hard work on Ballwin Days, noting it was a successful event with near record ticket sales.



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CITY ADMINISTRATOR'S REPORT

City Administrator Eric Sterman noted there has been an amendment to the contract with Ford Asphalt. He noted it came in under budget, so the City added an additional street to be paved. He also noted the cart paths at the Ballwin Golf Course were budgeted in the Parks & Recreation budget, but the City went ahead and had Ford do that instead of it being done in house while Ford Asphalt was still here. He noted the City came out under budget even with those changes.

CITY ATTORNEY'S REPORT

City Attorney Kyle Cronin noted it is state statute that Board bills need to be read either in their entirety or by title only twice before being approved as Ordinances.

ALDERMANIC COMMENTS

Alderman Janet Judd asked about the Al Jouri Bakery, and whether Hi-Pointe had a previous drive thru there.

City Clerk Megan Freeman noted there was, but Hi-Pointe only served through there by ordering ahead.

Alderman Judd also recommended A&A Donuts as an excellent donut place.

Alderman Tequila Gray thanked the Board and the City for the condolences on the passing of her father.

Alderman Michael Finley noted he enjoyed the Resident of the Year program, and asked if there was going to be a Business of the Year program. Mayor Stallmann noted there would be.

Alderman Finley asked if Chief John Bergfeld had any observations about the new e-bike legislation.

Chief Bergfeld noted it is early, but there have not been any crashes since the law was put into place. He has noticed a decrease in the number of calls of people complaining about e-bikes. He noted Officer Shannon Jones has been working with the schools to pass along the new regulations to parents.

Alderman Finley noted the curb & gutters look great on Seven Trails and asked about the rutting.

Public Works Director Jim Link noted that would be part of MODOT's project tentatively scheduled for 2029.

He also noted the rest of Seven Trails Drive would be paved in the 2027 budget if approved.

Alderman Finley asked about the status of a crosswalk that was requested by Seven Trails Apartment Complex.

Public Works Director Link noted the complex would be responsible for any flashing lights, but the City would mark the crosswalk for them if requested.

Alderman Michael Finley noted he was asked by a constituent about signs that are not in English and whether they could constitute a safety issue.

City Attorney Kyle Cronin noted he was not aware of any safety issues regarding signs in English, but did not the City cannot regulate the content of a sign, that would be First Amendment violation.

Alderman Finley noted he will write the letter to the American Legion and invited the Board to sign it if they wanted to.



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Alderman Tequila Gray asked if the City could evaluate Kehrs Mill and the striping on the crosswalks.

Public Works Director Link noted he will look into it.

Alderman Frank Fleming asked if the City still has double fine signs.

Police Chief Bergfeld noted officers have not been enforcing that for some time. The signs have also been removed.

City Attorney Cronin noted he will look into whether there has been any legal changes regarding double fine zones.

City Administrator Eric Stermann asked the Board for permission to draft legislation if needed regarding double fine zones/special enforcement zones. Alderman Frank Fleming made a motion to approve, with Alderman Janet Judd seconding the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Mark Stallmann noted there was a Thank You note from Claymont residents regarding the street construction done by the City. He also asked about any potential enforcement on the Higher Daze smoke shop next to Andy's, noting there are people loitering on the sidewalk, making it difficult for others to get to Andy's. Building Commissioner Seth Pecoraro noted code enforcement has cited the shop.

City Administrator Stermann noted the City will look into the potential for any smoking violations or loitering violations.

ADJOURNMENT

A motion was made by Alderman Frank Fleming and seconded by Alderman David Siegel to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 8:30 p.m.

MARK R. STALLMANN, MAYOR

ATTEST:

MEGAN FREEMAN, CITY CLERK